

# FOR LEASE: RETAIL BUILDING



## 3514 W 41st St. Sioux Falls, SD



IN THE **HEART** OF REGIONAL RETAIL!

Building Size: 7,236 Sq. Ft.- Main  
\*2,000 +/- Sq. Ft. upper level space

Lease Rate: \$22.00/SF NNN\*  
\*For Main Floor foot print only

Taxes: \$12,709 (\$1.76/SF)

Traffic Count: (2016 Count) 38,500 cars per day

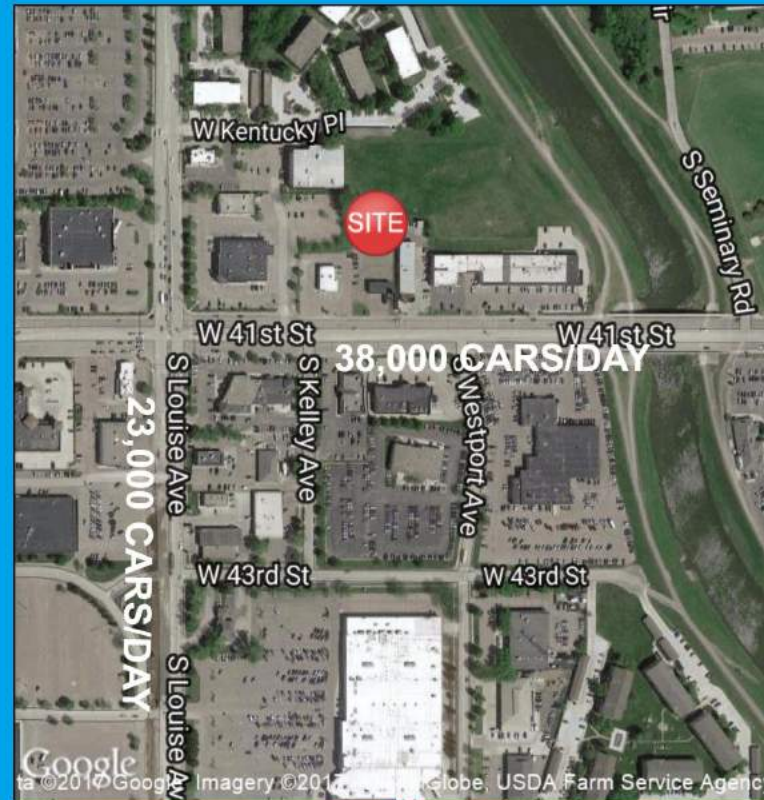
Parking: 22 Spaces; May require a parking variance depending on use.

Free Standing building; No use restrictions

### THE HOTTEST RETAIL DISTRICT IN THE CITY!

#### Top Traffic Count in South Dakota

- \*1 block east of Sioux Falls retail ground zero; 41st & Louise Ave
- \*Former Pawn America location
- \*Great Pylon and building signage
- \*2,000 +/- sq. ft. of 2nd level space for retail/storage display - includes freight elevator access - RENT FREE!
- \*Double door freight loading
- \*Close proximity to: Empire Mall, Target, Walmart, Sam's Club, Barnes & Noble, Walgreen's, Menard's, Home Depot
- \*Within 1/2 mile of 2 million plus sq. ft. of the biggest retailers in the city



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\*Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed

# AERIAL



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Member

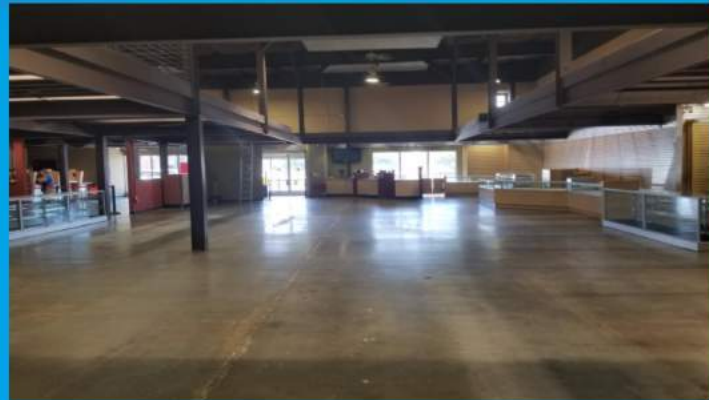


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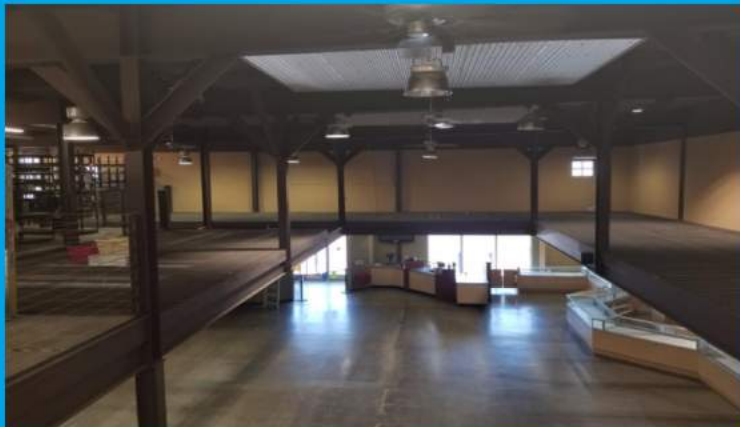
# PHOTOS



Main floor retail looking front to back



Main floor retail looking back to front



Significant mezzanine level area



Imagine all that can be done on the upper level



Separate loading area



Big Pylon sign seen by 38,000 cars per day



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